

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2021, Legislative Day No. 8

Bill No. 47-21

Mr. David Marks, Councilman

By the County Council, April 19, 2021

A BILL
ENTITLED

AN ACT concerning

Development Review and Approval Process

FOR the purpose of permitting electronic or hard copy transmittal of certain development documents to certain County officials and community input meeting participants; and generally relating to the development process and modernizing development plans in electronically accessible formats and means.

BY repealing and re-enacting, with amendments

Sections 32-4-217(b)(5), 32-4-221(b), and 32-4-242(c)(2)
Article 32 – Planning, Zoning, and Subdivision Control
Title 4 – Development
Subtitle 2 – Development Review and Approval Process
Baltimore County Code, 2015

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that the Laws of Baltimore County shall read as follows:

3
4 ARTICLE 33 – PLANNING, ZONING, AND SUBDIVISION CONTROL

5 Title 4 – Development

6 Subtitle 2 – Development Review and Approval Process

7
8 § 32-4-217. Community Input Meeting.

9 (b) (5) At the time of posting notice under paragraph (1) of this subsection, the
10 Department of Permits, Approvals and Inspections shall [make the concept plan available for
11 inspection and] POST ON THE COUNTY’S INTERNET WEBSITE the concept plan and
12 agency comments shall be transmitted ELECTRONICALLY IN AN EASILY READABLE
13 FORMAT, OR BY HARD COPY, IF REQUESTED, to the persons identified under § 32-4-
14 216(b) of this subtitle.

15
16 § 32-4-221. In General.

17 (b) The applicant shall:

18 (1) File the Development Plan with the Department of Permits, Approvals and
19 Inspections within 12 months after the final community input meeting is concluded;

20 (2) Draw the Development Plan to an appropriate scale in a clear and legible
21 manner;

22 (3) Clearly identify in the Development Plan any comment raised or condition
23 requested or proposed to the concept plan by a participant if the comment or condition is

unresolved at the time of filing the Development Plan; [and]

(4) Transmit ELECTRONIC copies IN AN EASILY READABLE FORMAT of the Development Plan to those participants in the community input meeting who provide their [name and address] NAME, ADDRESS, AND ELECTRONIC MAIL ADDRESS; AND

(5) IF REQUESTED IN WRITING BY ANY PARTICIPANT, PROVIDE HARD COPIES OF THE DEVELOPMENT PLAN.

§ 32-4-242. Application.

(c) (2) A post-submission community meeting shall be held as follows:

(i) The post-submission community meeting shall be held no earlier than 21 days and no later than 30 days after the filing of a PUD application. The applicant shall provide three weeks advance notice regarding the date, time, and location of the post-submission community meeting by the posting of a sign on the subject property in the same manner as required by § 32-4-217(b) of this subtitle. Written notice shall be mailed OR SENT ELECTRONICALLY IN AN EASILY READABLE FORMAT to:

1. All adjoining property owners as identified in the records of the State Department of Assessments and Taxation; and

2. Any community associations or civic organizations that represent the geographic area of the subject property or any adjoining properties.

(ii) At the post-submission community meeting, the applicant shall:

1. Make available the Planned Unit Development submission that was presented to the County Council member;

2. Provide information to the community regarding the proposed

1 development and allow community residents to ask questions and make comments;

2 3. Maintain a record of the names, addresses, and electronic mail
3 addresses, if available, of the post-submission community meeting attendees; and

4 4. Compile comprehensive minutes of the meeting, which shall be
5 forwarded to the Council member and to the Department of Permits, Approvals and Inspections
6 and posted by the Department on the county's internet website.

7 (iii) Prior to adoption of a resolution approving the continued review of
8 the Planned Unit Development, community residents and organizations may provide written
9 input and comments regarding the proposed development to the Council member.

10 (iv) At the discretion of the Council member, another post-submission
11 community meeting may be required.

12
13 SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall take effect 45 days
14 after its enactment.